

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM J. ROTHFUSS AND
ANTOINETTE C. ROTHFUSS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C.; (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Thirty-six Thousand and No/100ths----- DOLLARS (\$ 36,000.00), with interest thereon from date at the rate of five and one-half-- per centum per annum, said principal and interest to be repaid in monthly instalments of Two Hundred Forty-eight and No/100ths-----Dollars (\$ 248.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee; and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Easterly side of Woodland Way in the City of Greenville, being known and designated as a portion of Lot No. 220 and Lot No. 221 as shown on a plat of Cleveland Forest, prepared by Dalton & Neves, dated May, 1940, revised through October, 1950, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book M at pages 56 and 57, and having according to said plat the following metes and bounds:

BEGINNING at a point on the Easterly side of Woodland Way, which point is located 50 feet in a Southwesterly direction from the joint front corner of Lots Nos. 219 and 220, and running thence with the Easterly side of Woodland Way S. 28-14 W. 50 feet to an iron pin at the joint front corner of Lots Nos. 220 and 221; thence continuing with the Easterly side of Woodland Way S. 28-14 W. 30 feet to an iron pin; thence with the Easterly side of Knollwood Lane, the following courses and distances: S. 5-48 E. 50 feet to an iron pin, thence S. 20-05 E. 80 feet to an iron pin, thence S. 42-46 E. 70 feet to an iron pin at the intersection of Knollwood Lane and Dogwood Lane; thence with the Westerly side of Dogwood Lane, the following courses and distances: N. 59-13 E. 37 feet to an iron pin, thence N. 40-08 E. 125 feet to an iron pin at the joint corner of Lots Nos. 220 and 221; thence N. 24-13 E. 47.5 feet to a point; thence a new line through Lot No. 220, dividing said lot in half, in a Northwesterly direction 197 feet, more or less, to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of James W. Harrell, dated October 17, 1963, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

Together with and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

The Commission for the Preservation of the Public Domain & Antiquities Act of 1906, R.S. 105-1, Page 491